

ITEM No. _____

customers in the area. This facility periodically provides remote parking for the Scottsdale Stadium during Spring Training season.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval of a site plan, landscape plan, and elevations for a 54 unit multi-family residential project.

Development Information:

- Existing Use: Improved Surface Parking
- Proposed Use: Multi-family residential
- Parcel Size: 1.79 acres (net)
- PBD Building Height Approved: 59 feet 10 inches
- Building Height Approved for Phase II: 55 feet
- Proposed Building Height: 55 feet
- Parking Required: 113 spaces
- Parking Provided: 137 spaces
- Number of Units: 54
- Total Gross Square Footage: 177,886 square feet

HISTORY

Approvals.

In March of 2002, the developer- Arts District Group L.L.C. entered into a Redevelopment Agreement with the City to develop a mixed-use project on 7.5 acres in four Phases. Phase I of the PBD project , located north of First Street, is currently under construction, with an anticipated occupancy in mid 2006. The mix of residential, retail and cultural uses proposed for this PBD project creates a unique destination and a southern anchor for Downtown Scottsdale. The project's adjacency and relationship to the Loloma Transit Center, makes it Scottsdale's first Transit Oriented Development, enhancing the vitality of the area and becoming a destination attraction for the local community and visitors alike.

Phasing.

The Loloma Redevelopment PBD Project site encompasses 7.5 acres of land, approximately 5 acres of which belong to the City of Scottsdale. The project has been divided into four phases which correspond to the four separate options the developer has to purchase City land. This case is Phase II of four and consists of 1.79 acres. Phase II is called Courtyard at Main Street Plaza. (See Attachment # 4 – Phasing Plan)

DISCUSSION

Discussion on this project will be outlined in two sections for the ease of describing the proposal and comparing it to the original plans.

1. Parcel C - Original Project as approved in Zoning Case 2-ZN-2000 (See Attachments # 17-18)
2. Courtyard at Main Street Plaza - project for consideration, DR Case 33-

DR-2003#2 (See Attachments # 6-16)

1. Parcel C - Original Project

Development on this parcel was approved in conjunction with Zoning Case 2-ZN-2000 in March of 2002. The PBD site plan approval included location of buildings, circulation, building massing and heights. The original development of this parcel included a series of two and three-story walk-up townhouse units on the north and east portions of the parcel and a three and four-story courtyard condo residential building along Goldwater Blvd. The architecture as envisioned at the time was Spanish Colonial revival character of these buildings, with stucco walls, tiled roofs, balconies and archways. This theme was an interpretation of the adjacent Scottsdale Artists School Historic building.

Parking for the townhouse units was to be located at ground level and attached to each unit. Parking for courtyard units was provided in a one level below grade private garage. In total, fifteen townhouses were proposed facing Second Street and the Artist School, (Buildings C1 and C2 respectively) with an average unit size of 1,900 square feet. The Courtyard Condo Building (C) consisted of thirty-eight units distributed in three and four stories. The first level included a private club/exercise room and the average condo unit size was planned to be 2,000 square feet. The tallest building segment in this Courtyard Condo structure is internal to the parcel, therefore hidden from the Goldwater Blvd. edge.

The site plan configuration along the north and east edges presented a lower profile (townhouse) product, separated from Building C by an internal driveway that provided access to the units as well as established a transition between Second Street, the Scottsdale Artists School building and the adjacent four story Building C. The character of these proposed units was medium density residential, with maximum building heights of 44.25 feet for Building C-2 and 41.46 feet for Building C-1. The walk-up townhouse units on the north edge were compatible in scale and function with the pedestrian activity anticipated for Second Street.

Along Goldwater Blvd., Building C originally presented a faceted building line that followed the curved configuration of the Couplet, providing a thirty-foot setback. A double tree lined sidewalk and shading features provided a unique street level amenity encouraging pedestrian movement along the perimeter and through the development. Building C wrapped around a central courtyard that included a swimming pool, spa, exercise room and resident amenities. Building mass was proposed to be broken by the stepped character of the west facade and the 2:1 and 2:2 corresponding inclined setbacks.

2. Courtyard at Main Street Plaza – Proposed Project

The proposed project for consideration consists of two five-story residential structures with a two level underground parking garage, joined by a two-story cabana building and a single story lobby building. (See Attachment # 6). The project consists of 54 residential condominium units, grade level town homes and penthouses with areas ranging between 881 to 5,234 square feet. A common pool and landscaped courtyard area is located between the two primary structures. Total Gross Floor area for the project is 177,886 square feet, Maximum building height is 55.4 feet (excluding the HVAC screening element).

The buildings have been designed to have an urban character with a contemporary residential personality. Building facades present a natural palette of finishes and complementary warm colors and accents. Elevations have been broken up vertically and horizontally through the stepping back of wall planes, cantilevered and supported balconies and terraces with a variety of depths and configurations.

The site plan presents building facades along two adjacent streets: Goldwater Blvd. and Second Street. Building massing along the couplet frontage exhibits a 115-foot space between the two main structures, providing a significant visual break above the second level and allowing clear distinction between the primary buildings. Both buildings are linked by a strong horizontal two story building base which defines the character at the pedestrian level and houses the town-home product along Second Street and the Artists School edge. Throughout the buildings, a composition of sand and earth tones on the walls, window frames and balcony railings highlighted with warm gray accent bands and terracotta fascia elements complement the limestone building stone veneer.

Following the goals of the Downtown Urban Design Guidelines the walk-up town-home buildings have been situated close to the adjacent street creating more visual interest for pedestrians passing the site, and potentially allowing pedestrians direct access to sidewalks from the buildings. Building setback on Goldwater Boulevard is 30 feet and includes a meandering eight-foot wide sidewalk, lined with trees and a shade structure. Along Second Street, the proposal is to include angled parking and provide a five-foot sidewalk for access to the walk-up units. (See Attachment # 13).

Sidewalks and pedestrian ramps connect the project with the Loloma Transit Center and the Stagebrush Theater to the north and with Marshall Way to the east. A relocated pedestrian connection along Second Street and Marshall Way proposes additional landscape and surface treatments including enhanced hardscapes, pedestrian seating areas and a small shade structure/trellis. Vehicular access from Second Street and Marshall Way is proposed along a private driveway that is partially shared with the Scottsdale Artists School. Vehicles enter a recessed private parking garage that contains 120 parking spaces. Pedestrians access residential floors with a direct staircase and elevator connection from both parking levels.

The street level landscaping along Goldwater Blvd. and Second Street consists of a variety of trees including the Chilean Mesquite, Arizona Ash and Collibah, providing shade and comfort at the pedestrian level. The applicant has also incorporated raised planters integrated with the building, a minor water feature and a shade structure with benches along the Goldwater frontage. Date Palms flank the entrance to the building Lobby on the East face of the project and a trellis wall separates the vehicular private driveway and the Artists School parking lot.

In the approved site plan, a north-south circulation spine connects pedestrian traffic from the Main Street retail corridor through the Transit Center to the southernmost residential project in the PBD. The proposed plan for Phase II modifies the circulation plan, diverting pedestrians along Second Street to

Marshall Way, and maintaining a minor pedestrian connection to the Artist School parking area. Vehicular traffic along the internal north-south proposed private driveway, leading into the underground parking garage has replaced the pedestrian corridor.

When further comparing the two site plans, it is evident that a number of design features and characteristics have remained unchanged, as an example, the pedestrian treatment along Goldwater Boulevard still presents a double tree lined eight -foot sidewalk and shade structure. Similarly, the step-back nature of the west façade fronting Goldwater Boulevard has maintained an appropriate inclined step-back and articulated building line.

With a clearly defined tower structure, the project has delineated its presence on the site and has achieved an improved urban profile. Increased spacing between buildings has further helped to define the character and readability of the project as a whole.

The proposed angled parking along East Second Street has given the project the ability to establish a direct relationship between the townhouse product and the vehicular and pedestrian activity generated by the adjacent uses as well as the Loloma Transit Center.

In summary, the new Main Street Courtyard proposal fulfills the visions of the Downtown Plan and achieves the intent of the Downtown Urban Design Guidelines. The proposal constitutes a denser project, with a significant presence and distinctive urban residential character. Straightforward building massing and distribution demonstrate an improved use of the land and an ability to respond to current downtown residential market demands.

Key Issues-

- Bulk and massing changes. The original plan presented a solid line of lower buildings along Goldwater stepping internally to a maximum of 4 stories. Lower profile townhouse buildings were proposed along the eastern edge of the parcel with a private driveway through the site. The new proposal would eliminate the private driveway and place taller buildings around a central courtyard that opens onto Goldwater
- Pedestrian space along Second Street. The original plan showed a variation of building setbacks along the street and a wider pedestrian area. The proposed plan has patios for the townhouses extending farther from the building, narrowing the pedestrian space. Staff has stipulated that the landscaped area between the angled parking and the sidewalk be eliminated and that at least 7 feet of walkway be maintained throughout the block.
- Change of the architectural theme. The architecture of this project, initially Spanish Colonial revival, has been changed to a more contemporary design. The original design was an interpretation of the Scottsdale Artists School building, but the proposed design is consistent with the architecture of the buildings being built in Phase I.
- Change to the overall pedestrian circulation system. The movement of the buildings and open spaces creates more of a focus on movement

along the designated street system.

COMMUNITY
INVOLVEMENT

The applicant has sent letters to property owners and merchants within 500 feet of the site describing the request for site plan and elevations approval.

Additionally, a door-to-door informational campaign has been conducted during the last 6 months within this same perimeter. At the time of writing this report, Staff did not receive any calls from the public regarding this application.

STAFF
RECOMMENDATION
STAFF CONTACT(S)

Staff recommends approval, subject to the attached stipulations.

Monique de los Rios-Urban
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Randy Grant
Chief Planning Officer
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APPROVED BY

Monique de los Rios-Urban
Report Author

Lusia Galav, AICP
Current Planning Director,
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Phasing Plan
5. 2-ZN-2000 Site Plan
6. 33-DR-2003 Site Plan
7. Landscape Plan - North
- 7A. Landscape Plan - South
8. Color Elevations (West and East)
9. Color Elevations (North)
- 9A. Color Elevation -Goldwater
10. Black and White Elevations (West and East)
11. Black and White Elevations (North)
- 11A. Black and White Elevation - Goldwater
12. Color Perspective
13. Pedestrian Circulation Plan
14. First Floor Plan part 1
- 14A. First Floor Plan part 2
15. Second Floor Plan
16. Third Floor Plan
- 16A. Fourth Floor Plan
- 16B. Fifth Floor Plan
17. Parcel C site Plan
18. Parcel C Sections
- 18A. Parcel C Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 07/01/05

Project No.: _____ - PA - _____

Coordinator: Bill Verschuren

Case No.: _____ - _____ - _____

Project Name: Courtyard at Main St. Plaza Scottsdale

Project Location: 7007 East 2nd Street

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: D / OC-2 PBD

Proposed Zoning: N/A

Number of Buildings: 1 in Phase II

Parcel Size: Gross = 537,748 S.F. (12.343 acres)

Gross Floor Area/Total Units: 278,961 S.F. / 87

Floor Area Ratio/Density: .708

Parking Required: 108 Standard and 5 Accessible

Parking Provided: 140 Standard and 6 Accessible

Setbacks: N - 20'-0" S - 0'-0" E - 0'-0" W - 30'-0"

Description of Request:

Design Review and Site Plan approval of 'Courtyard at Main St. Plaza Scottsdale' - Phase II of Loloma PBD.

Phase II of this development submitted herewith is the second of four phases described within the Redevelopment Agreement between the City of Scottsdale and Arts District Group, LLC. which was recorded by Maricopa County on April 26, 2002.

Phase II will develop the Courtyard at Main Street Parcel. This phase will include a five-story residential structure with private parking garage in conjunction with the adjacent Developer Public Improvements, as specified in the Redevelopment Agreement.

The project will consist of fifty-four (54) residential condominium units, grade level town homes, and penthouses within two structures joined by a two-story cabana building and a single-story lobby building. A common pool / landscaped courtyard area will be located between the two primary structures. This phase will respect the building height limits specified under the approved zoning stipulations for case 2-ZN-00.

Building Architecture and Materials:

The project is composed of two (2) five-story residential structures linked by a strong, horizontal, two-story building base that provides perceivable human scale and detail within the downtown Scottsdale urban village core. The configuration of the two residential structures create an interior

continued on attached sheet...

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

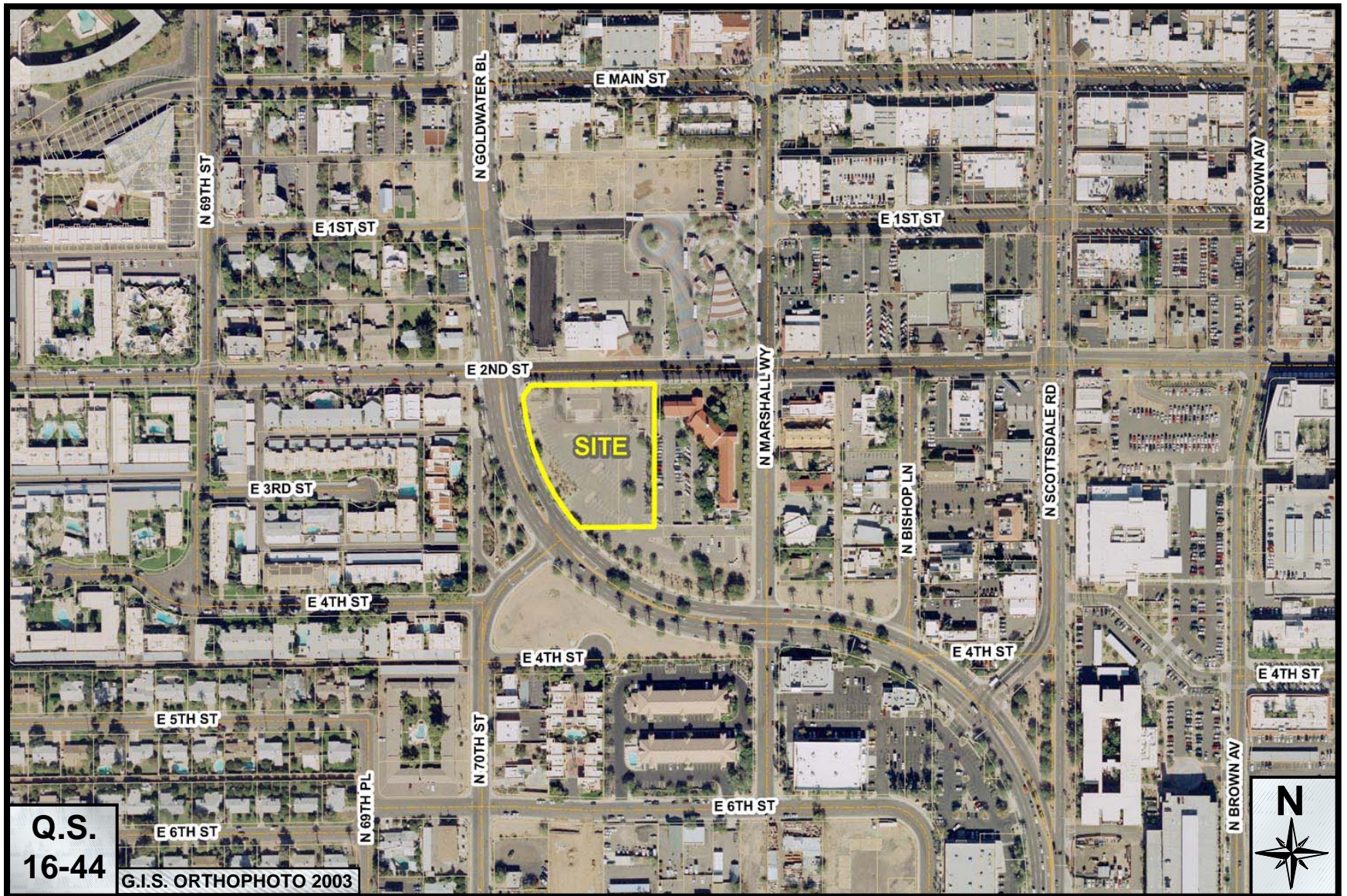
courtyard element that is unique to the downtown core and will provide private patios and a shaded, landscaped, microclimate for the unit owners.

The overall aesthetic of the building can be characterized as refined, elegant, and stately, achieved through the use of warm building colors, rich accents, and textural simulated stone veneer. The 2-story base of the building incorporates limestone simulated stone veneer massings, detailed window openings, accent wall sconces, and vertical corbel elements which support a continuous cornice delineating the grade level town homes from the condominium units housed within floors 3-5. Integrally colored, sand finish, EIFS finished in a variety of coordinating warm tones make up the exterior envelope for the upper floors of the building structure. Each condominium unit is provided with a luxurious exterior living area in the form of a balcony with steel accent shading elements cantilevered from the parapet to shade the 5th floor condominium units' balconies. These steel accents are painted in the same rich accent color used at the building base.

The glazing on the exterior of the building is a 'solar grey eclipse' tint, which will incorporate a low-e coating compliant with current energy performance standards. The typical custom color painted aluminum window frames are generous in size yet well protected from direct solar exposure by deep overhangs that provide a livable outdoor environment while facilitating movement of the building face.

The project embodies a unique urban living experience and architectural character through the use of varied building mass, strong horizontal delineation, recessed windows and unit entries, and a clear distinction between the base, body, and roof plane of the structure. The placement of the specific EIFS colors reinforces the above-mentioned architectural organization while keeping the street elevations interesting and varied in their composition.

Phase II of Main Street Plaza Scottsdale will be converting 2nd Street into a more intimate, tree lined setting with diagonal street parking accented with trees. There will be a strong residential ambiance created by the two-story, individual town home entries which front 2nd Street with extensive front courtyard landscaping. Phase II is integrated within the Main Street Plaza neighborhood which incorporates The Scottsdale Artists' School and Loloma Station as well as the new public plaza, public garage, and cultural pad. The neighborhood with its residential, retail, and cultural components is designed to be a pedestrian friendly environment throughout.



Main Street Phase II –
Courtyard @ Main Street Plaza

33-DR-2003#2

ATTACHMENT #2



Main Street Phase II –
Courtyard @ Main Street Plaza

33-DR-2003#2

ATTACHMENT #2A

Ma Redevelopment PBD Phasing Plan

PHASE 1

PHASE 1

PHASE 4

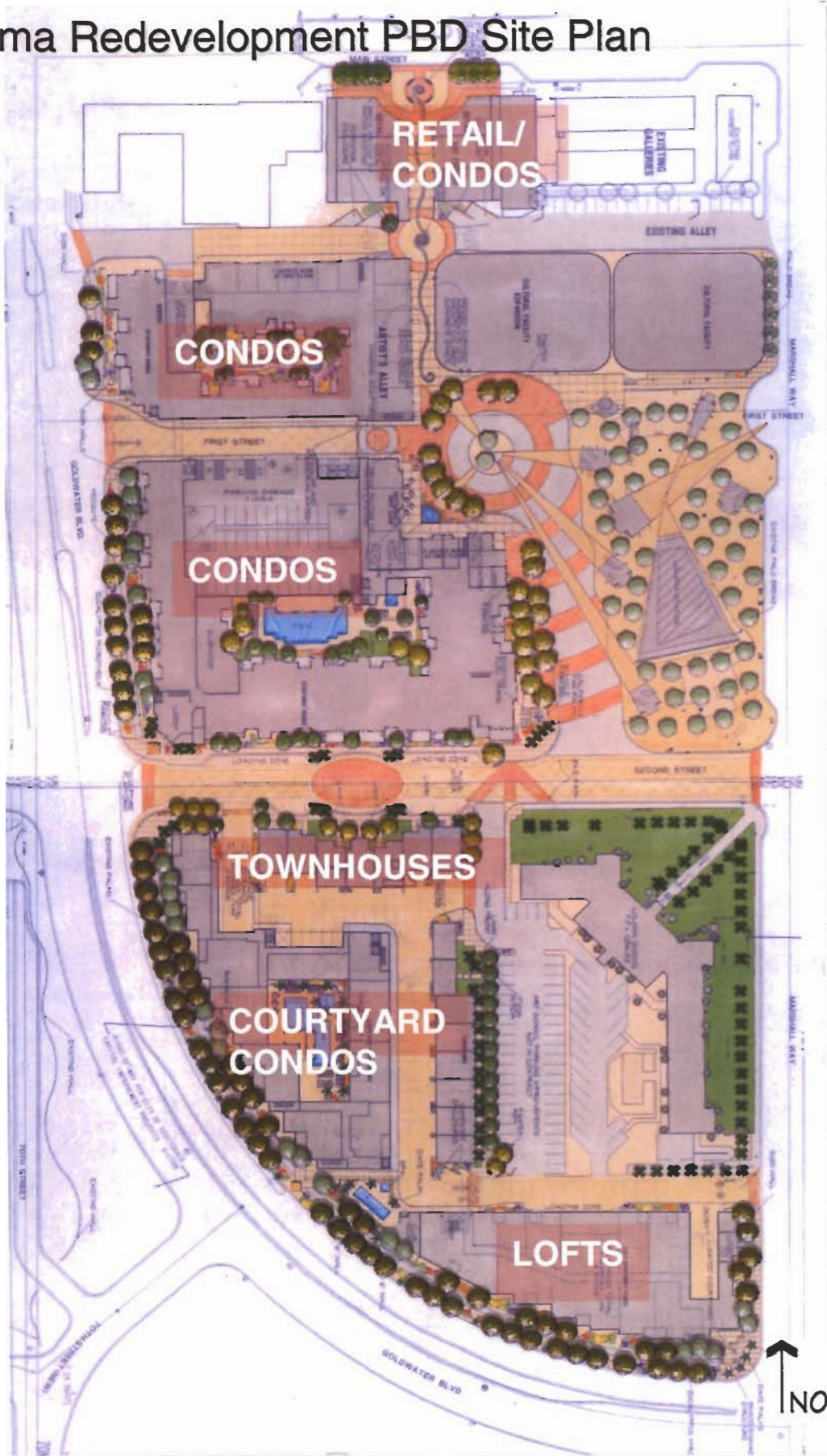
PHASE 2

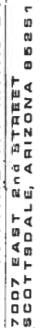
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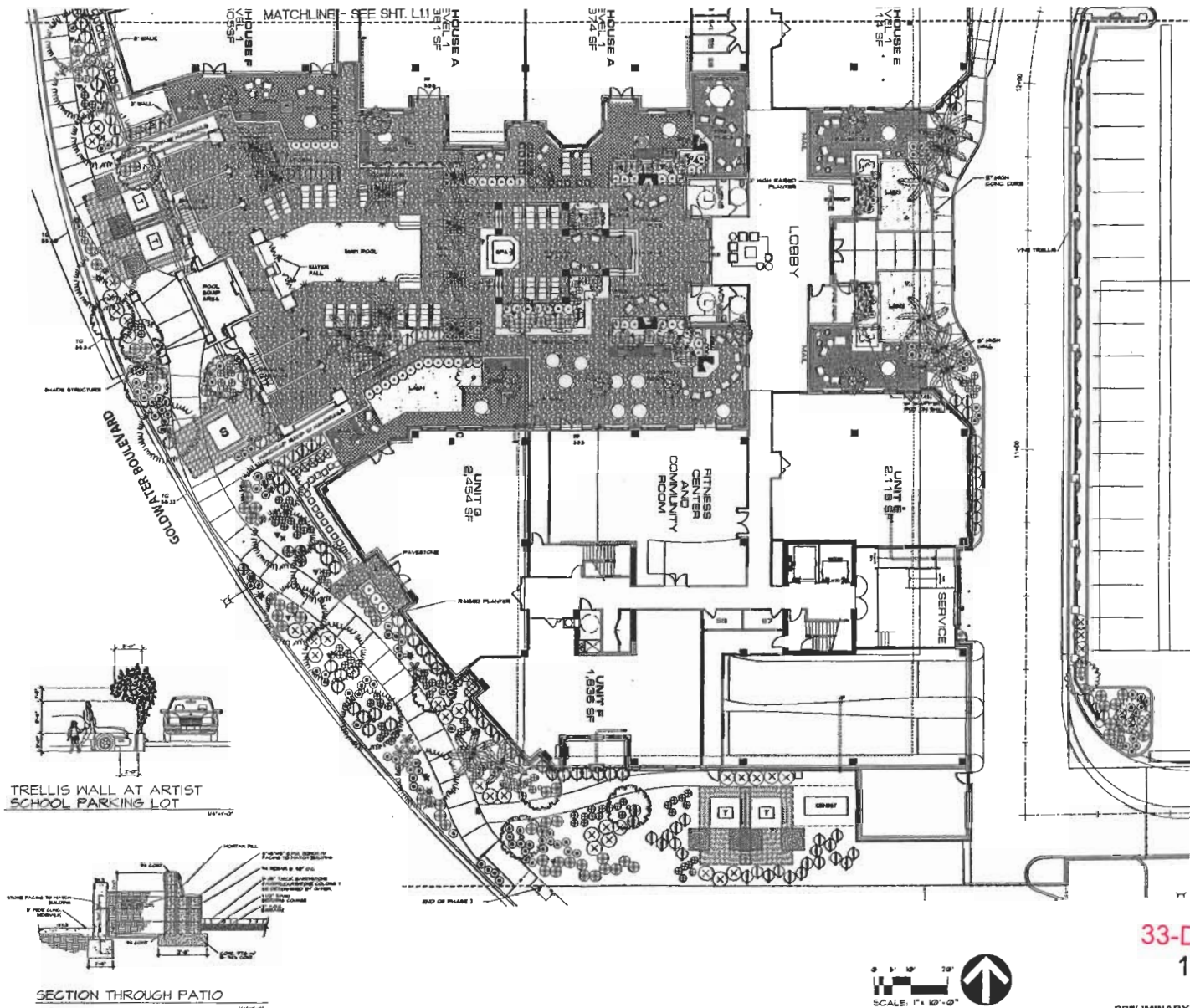
NORTH

ATTACHMENT #4

Loloma Redevelopment PBD Site Plan







ARTERIA INC.
LANDSCAPE ARCHITECTURE
10000 N. CENTRAL AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85251
TEL: 480.344.1111
WWW.ARTERIAINC.COM



Main St. Plaza
RESTAURANT

COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251



SCOTTSDALE
ARIZONA

33-DR-2003#2
12/14/05
PRELIMINARY LANDSCAPE PLAN - SOUTH

L 1.1



SCALE: 3/32" = 1'-0"



CONF 3/30/94 - 4:00

- 10-10-1987**

```

SLT=TCN) IF CA, ATO, CNE
AVERAGE TOP OF CURVE DEGREE  $M \pm 0.788$ 
PHASE 2 - BUILDING FF = 770.00
PHASE 1 - BUILDING HEAD  $H$ 
05.25 + 05.40 = 110.75
110.75 - 0.788 = 109.97
109.97 = 109.77 AVAILABLE FOR
DEVELOPMENT ADJUSTMENT = 0.20

```

PRELIMINARY - NOT
FOR CONSTRUCTION
OR RECORDING



REV: 12/14/2005

[illegible]

A
3.00

ELEVATIONS
ZONING: O/C C-2
ZONING CASE#: 2-ZN-00
PRE-APP#: 224-PA-2005
2nd SUBMITTAL



- [illegible]

ELEVATION HEAD H^E CALCULATIONS:
 AVERAGE TOP OF CURB: 86.884 \pm 0.002
 PHASE 2 - BUILDING P.F. = 106.40
 PHASE 1 - BUILDING HEAD H^E :
 86.38 + 86.40 = 113.78
 113.78 - 87.88 = 25.90
 85.77 + 25.97 ALLOWABLE WITH
 DEVELOPMENT AGREEMENT 11 - 12

COURTYARD AT MAIN STREET
8007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251



33-DR-2003#2
REV: 12/14/2005

Project Manager

Reviewed By

Proposed No. Q-11860

Date 01 May 2000

ELEVATIONS
ZONING: D/O C-2
ZONING CASE#: 2-2N-00
PRE-APP#: 224-PA-2005
2nd SUBMITTAL

A
3.02

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GOLDWATER BOULEVARD STREETSCAPE ELEVATION
NTD

33-DR-2003#2
REV: 12/14/2005

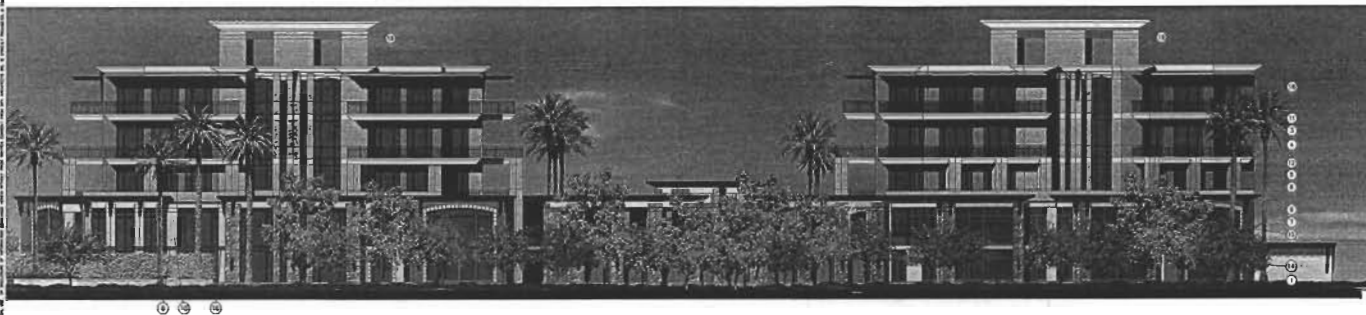
GOLDWATER BOULEVARD STREETSCAPE ELEVATION
ZONING: D/G C-2
ZONING CASE: 33-DR-2003
PRE-APP: 33-PA-2003
2nd SUBMITTAL

Mark St. Pierre
ARCHITECT
COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261
PRELIMINARY - NOT FOR RECORDING

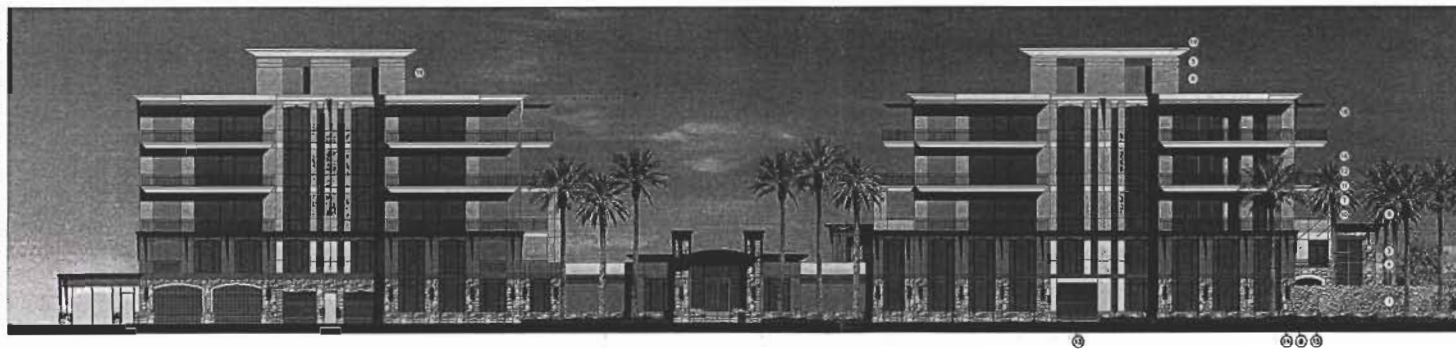


PROJECT NO.	33-DR-2003#2
DATE	01 May 2003
DESIGNED BY	MS/P
DRAWN BY	MS/P
CHECKED BY	MS/P
APPROVED BY	MS/P

A
3.04



GOLDWATER BOULEVARD ELEVATION
SCALE: 3/4" = 1'-0"



EAST ELEVATION
SCALE: 3/4" = 1'-0"

- KEY NOTES**
1. ENLARGED STONE VENEER AT BUILDING
ELEVATIONS. MATERIAL: LAMBERTON
WITH FLUSH MORTAR JOINTS.
 2. ENLARGED STONE VENEER AT SIDE WALL
ELEVATIONS. MATERIAL: LAMBERTON
WITH FLUSH MORTAR JOINTS.
 3. CUSTOM COLOR PAINTED ALUMINUM
WINDOW FRAMES. COLOR: PRALISE
BLACK/JACK BESSA.
 4. ENLARGED, REFLECTIVE GLAZING COLOR:
"GREY" BESSA.
 5. S.P.S. COLOR: PRALISE OAK PLATE BESSA.
TEXTURE: "SAND FINISH".
 6. S.P.S. COLOR: PRALISE BRUSH BOX BESSA.
TEXTURE: "SAND FINISH".
 7. S.P.S. COLOR: PRALISE "MATCH" ROOF
BESSA. TEXTURE: "SAND FINISH".
 8. S.P.S. COLOR: PRALISE METAL SHAVEN
STEEL. TEXTURE: "SAND FINISH".
 9. S.P.S. ACCENT COLOR: "ED-TORRADO ROAD"
318. TEXTURE: "SAND FINISH".
 10. ENLARGED LAMBERTON BESSA. ENLARGED
STONE TO MATCH PRALISE "SAND FINISH"
BESSA.
 11. S.P.S. ACCENT COLOR: PRALISE "TESSA"
317/318. TEXTURE: "SAND FINISH".
 12. STEEL SHAPING. COLOR: PRALISE
BLACK/JACK BESSA.
 13. CUSTOM COLOR STEEL COLORED ROOF.
COLOR: PRALISE BESSA. S.P.S. BESSA.
 14. DECORATIVE WALL BRICKS. FINISH:
WEATHERED BRICKS.
 15. ENLARGED STONE VENEER WINDOW
GROUPS. ENLARGED STONE, LAMBERTON
WITH FLUSH MORTAR JOINTS.
 16. S.P.S. REVEAL.
 17. TOWER CONNECTION BUILDING (IN SECTION).
 18. STEEL ACCENT BEAM. COLOR: "ED-
TORRADO ROAD".
 19. MECHANICAL PENTHOUSE END GROUP.

STANDARD
SECTION

ELEVATION HEIGHT CALCULATION
AVERAGE TOP OF CURB BESSA 1 = 57.88
PHASE 1: BUILDING 11 = 156.43
PHASE 2: BUILDING HEIGHT:
BUILDING 11 = 118.79
118.79 - 57.88 = 60.91
60.91 + 95.77 = 156.76 ALLOWABLE PER
DEVELOPMENT AGREEMENTS = OK

Neilsen & Neilsen
ARCHITECTS
P.O. BOX 1000
SCOTTSDALE, ARIZONA 85261

COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
2007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261

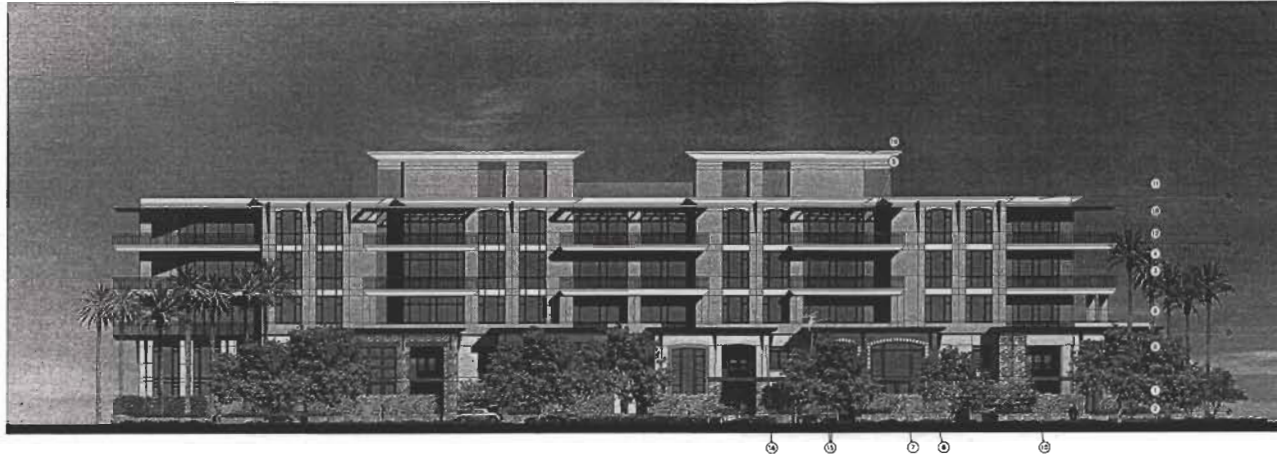


33-DR-2003#2
12/14/05

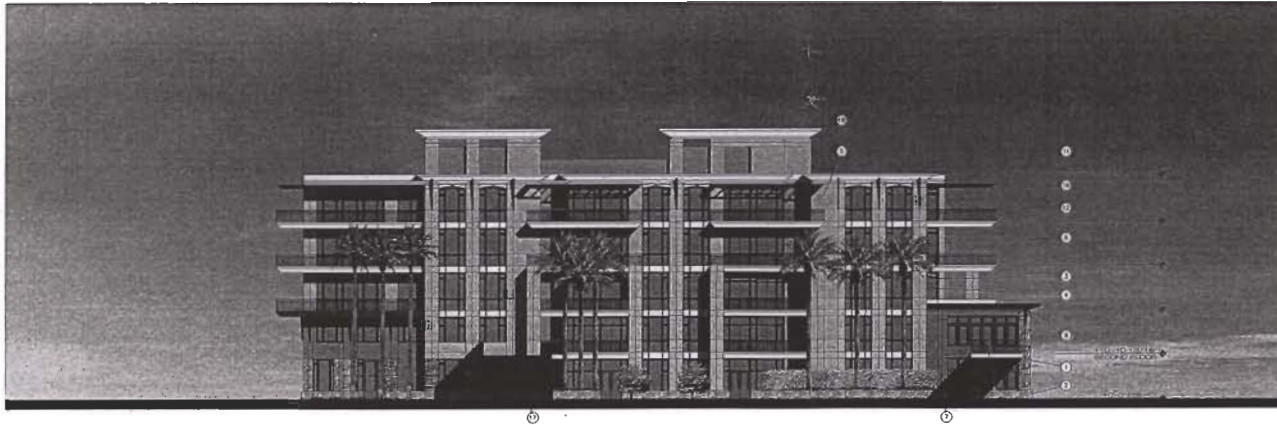
PROJECT NO.	33-DR-2003#2
DATE	12/14/05
PROJECT NAME	COURTYARD AT MAIN ST. PLAZA
PROJECT LOCATION	2007 EAST 2ND STREET, SCOTTSDALE, ARIZONA
PROJECT OWNER	SCOTTSDALE CITY
PROJECT MANAGER	DAVID NEILSEN
PROJECT ARCHITECT	NEILSEN & NEILSEN
PROJECT ENGINEER	DAVID NEILSEN
PROJECT LANDSCAPE ARCHITECT	DAVID NEILSEN
PROJECT STRUCTURAL ENGINEER	DAVID NEILSEN
PROJECT MECHANICAL ENGINEER	DAVID NEILSEN
PROJECT ELECTRICAL ENGINEER	DAVID NEILSEN
PROJECT PLUMBING ENGINEER	DAVID NEILSEN
PROJECT FIRE ENGINEER	DAVID NEILSEN
PROJECT ENVIRONMENTAL ENGINEER	DAVID NEILSEN
PROJECT HISTORIC PRESERVATION	DAVID NEILSEN
PROJECT TRANSPORTATION	DAVID NEILSEN
PROJECT UTILITIES	DAVID NEILSEN
PROJECT SPECIALTIES	DAVID NEILSEN

A
3.00

ELEVATIONS
ZONING: D/D C-2
ZONING CASE: S-2N-00
PRE-APPL: S&A-DA-000
DATE: 12/14/05



SECOND STREET ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION - SOUTH TOWER
SCALE: 3/32" = 1'-0"

- KEY NOTES**
1. UNPAVED STONE VENEER AT BUILDING ELEVATION STONE, PALMADA LIMESTONE WITH FLUSH MORTAR JOINTS.
 2. UNPAVED STONE VENEER AT SIDE WALL ELEVATION STONE, PALMADA LIMESTONE WITH FLUSH MORTAR JOINTS.
 3. EXTERIOR COLOR PAINTS ALUMINUM WINDOW FRAMES, COLOR = PALETTE BLACK/WHITE/BLACK.
 4. UNPAVED REFLECTIVE GLAZING COLOR = GREY SOLID.
 5. SIPS, COLOR = PALETTE OAK PLAYS BEAM TEXTURE = SAND PINE.
 6. SIPS, COLOR = PALETTE BRUSHED BRASS BEAM TEXTURE = SAND PINE.
 7. SIPS, COLOR = PALETTE THIS TOP ROOF BEAM TEXTURE = SAND PINE.
 8. SIPS, COLOR = PALETTE METAL SHAVEN STAIN TEXTURE = SAND PINE.
 9. SIPS, ACCENT COLOR = COLORED ROAD SIDE TEXTURE = SAND PINE.
 10. UNPAVED LIMESTONE BLANK ELEVATION STONE, TO MATCH PALETTE BEAM, SAND BEAM.
 11. SIPS, ACCENT COLOR = PALETTE THIS TOP ROOF BEAM TEXTURE = SAND PINE.
 12. STEEL SHAPES, COLOR = PALETTE BLACK/WHITE/BLACK.
 13. CUSTOM COLOR STEEL COLOR DOOR, COLOR = PALETTE BEAM, SAND BEAM.
 14. DECORATIVE WALL, BEAM, PALETTE VENEER BEAM.
 15. UNPAVED STONE VENEER WINDOW SIPS, ELEVATION STONE, PALMADA LIMESTONE WITH FLUSH MORTAR JOINTS.
 16. SIPS, BEAM.
 17. TOWER CORNERSTONE BUILDING SECTIONS.
 18. STEEL, ACCENT BEAM, COLOR = COLORED ROAD SIDE.
 19. MECHANICAL, BEAM, COLOR = COLORED ROAD SIDE.

ELEVATION CALCULATIONS

AVERAGE TOP OF CURB BEAM, 1' = 57.86
 PHASE 1 - BUILDING P.P. = 158.85
 PHASE 1 - BUILDING HEIGHT:
 158.85 - 157.86 = 0.99
 115.75 - 107.86 = 7.89
 107.86 - 107.77 = 0.09
 107.77 - 107.77 = 0.00

Main St. Fly
SCOTTSDALE

COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261



33-DR-2003#2
12/14/05

33-DR-2003#2
SUBMITTAL
DATE: 12/14/05
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]
DATE: 01 July 2006

A
3.02

ELEVATIONS
ZONING: D/O C-18
ZONING CASE#: 2-EN-00
PRE-APPH: 354-10-A-0008
2nd SUBMITTAL

33-DR-2003#2
12/14/05
GOLDWATER BOULEVARD STREETSCAPE ELEVATION
N.T.S.



STONE VENEER LANDSCAPE SITE WALL

STONE VENEER LANDSCAPE SITE WALL

GOLDWATER BOULEVARD STREETSCAPE ELEVATION
N.T.S.

33-DR-2003#2
12/14/05

GOLDWATER BOULEVARD STREETSCAPE ELEVATION
ZONING: D/O C-2
ZONING CASE#: 2-274-00
PRE-APPR: 324-PA-2005
2nd SUBMITTAL

A
3.04



Project No.	33-DR-2003#2
Project Name	GOLDWATER BOULEVARD STREETSCAPE ELEVATION
Prepared by	303
Project No.	0418821
Date	01 July 2008

COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
303 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261

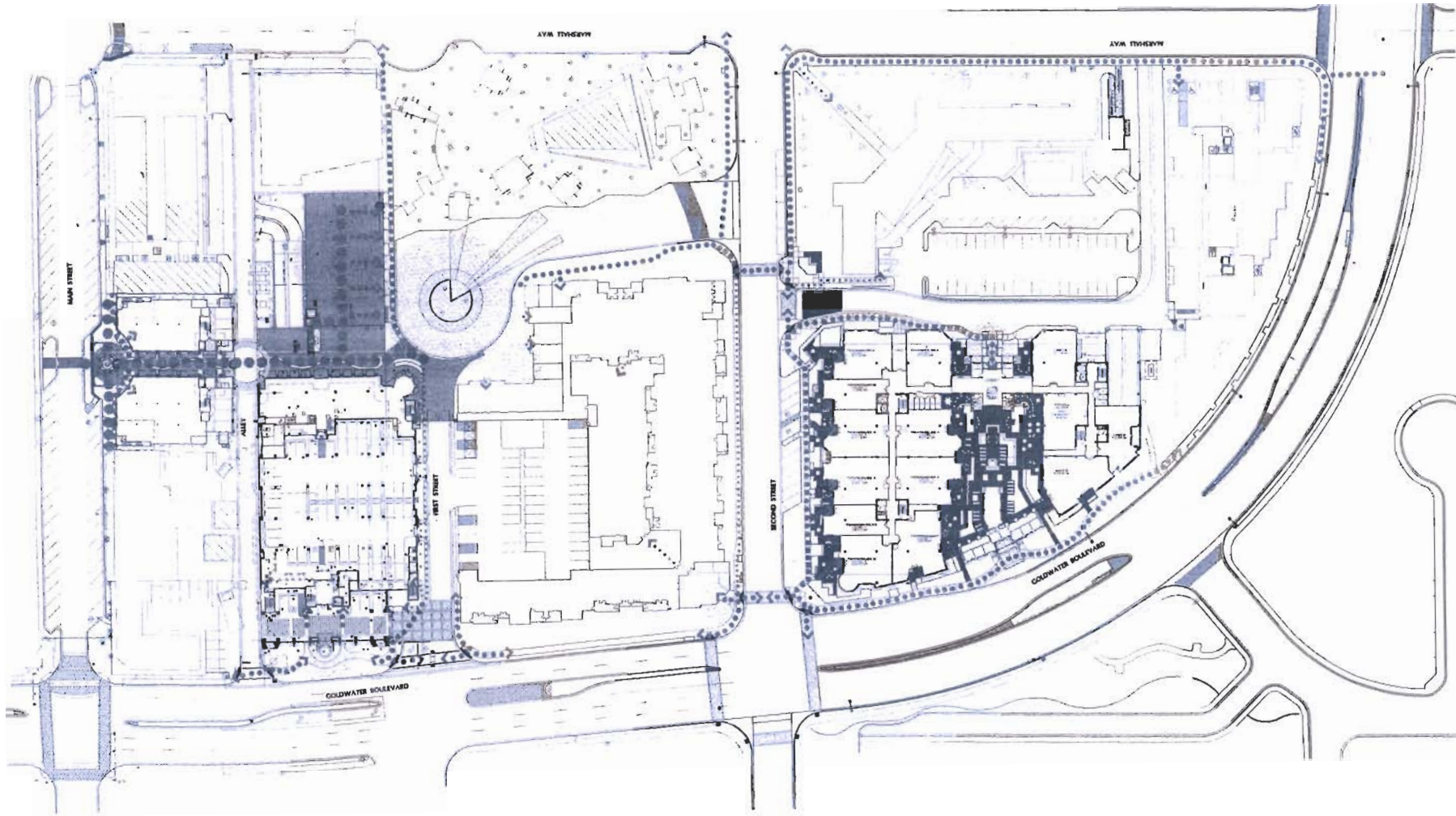
33-DR-2003#2
12/14/05
GOLDWATER BOULEVARD STREETSCAPE ELEVATION
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2021-2022
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PERSPECTIVE ELEVATION
ZONING: O/C-C-2
ZONING CASE#: E-ZN-00
PRE-APP#: 324-PA-2006

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- PRIMARY PEDESTRIAN TRAFFIC
- SECONDARY PEDESTRIAN TRAFFIC
- RESIDENTIAL PEDESTRIAN TRAFFIC

0 20 40 80
SCALE: 1" = 40'-0"



33-DR-2003#2
REV: 12/14/2005

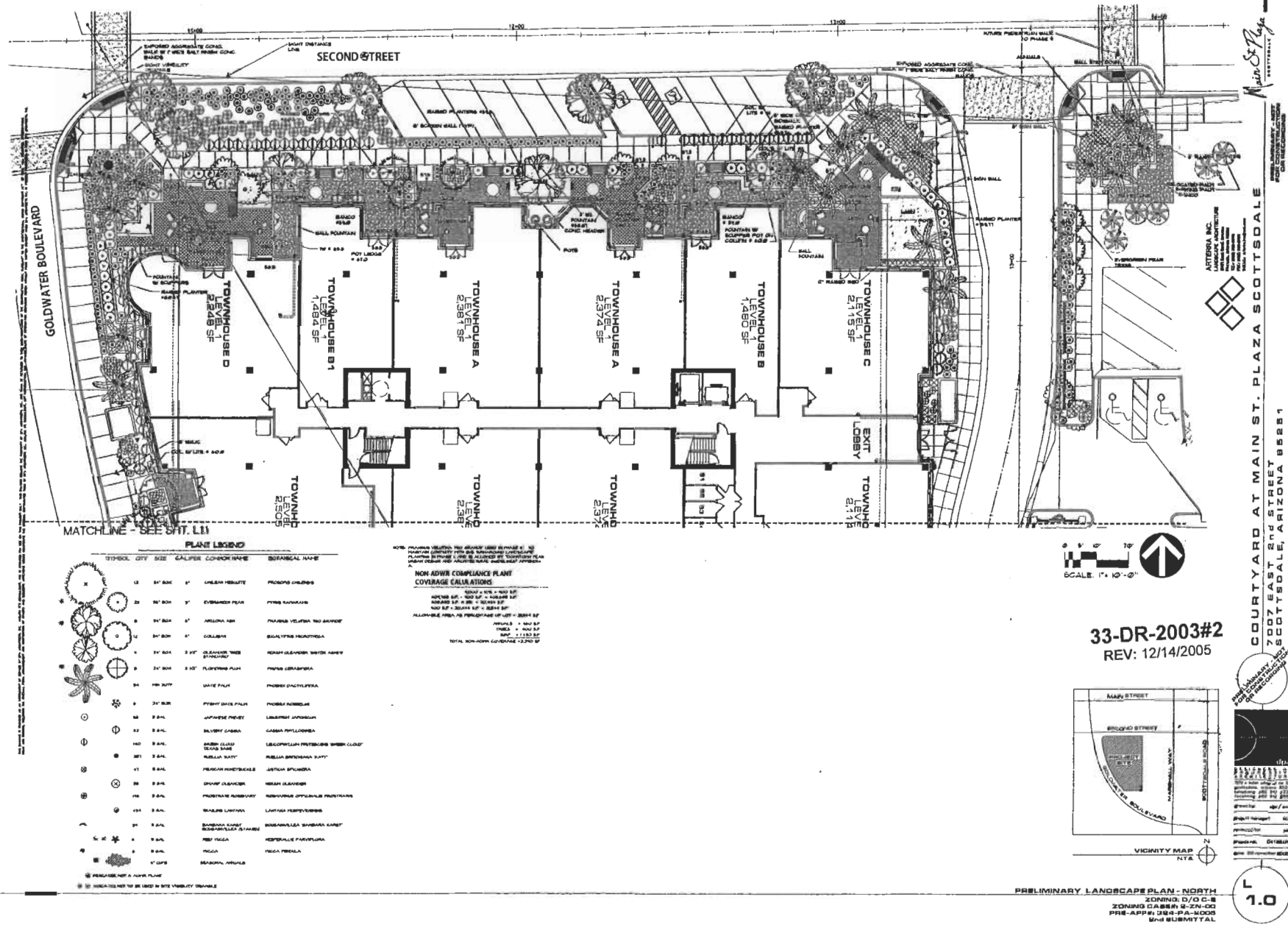
PEDESTRIAN CIRCULATION DIAGRAM
ZONING: D/O C-2

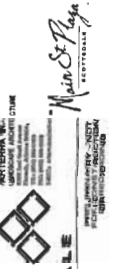
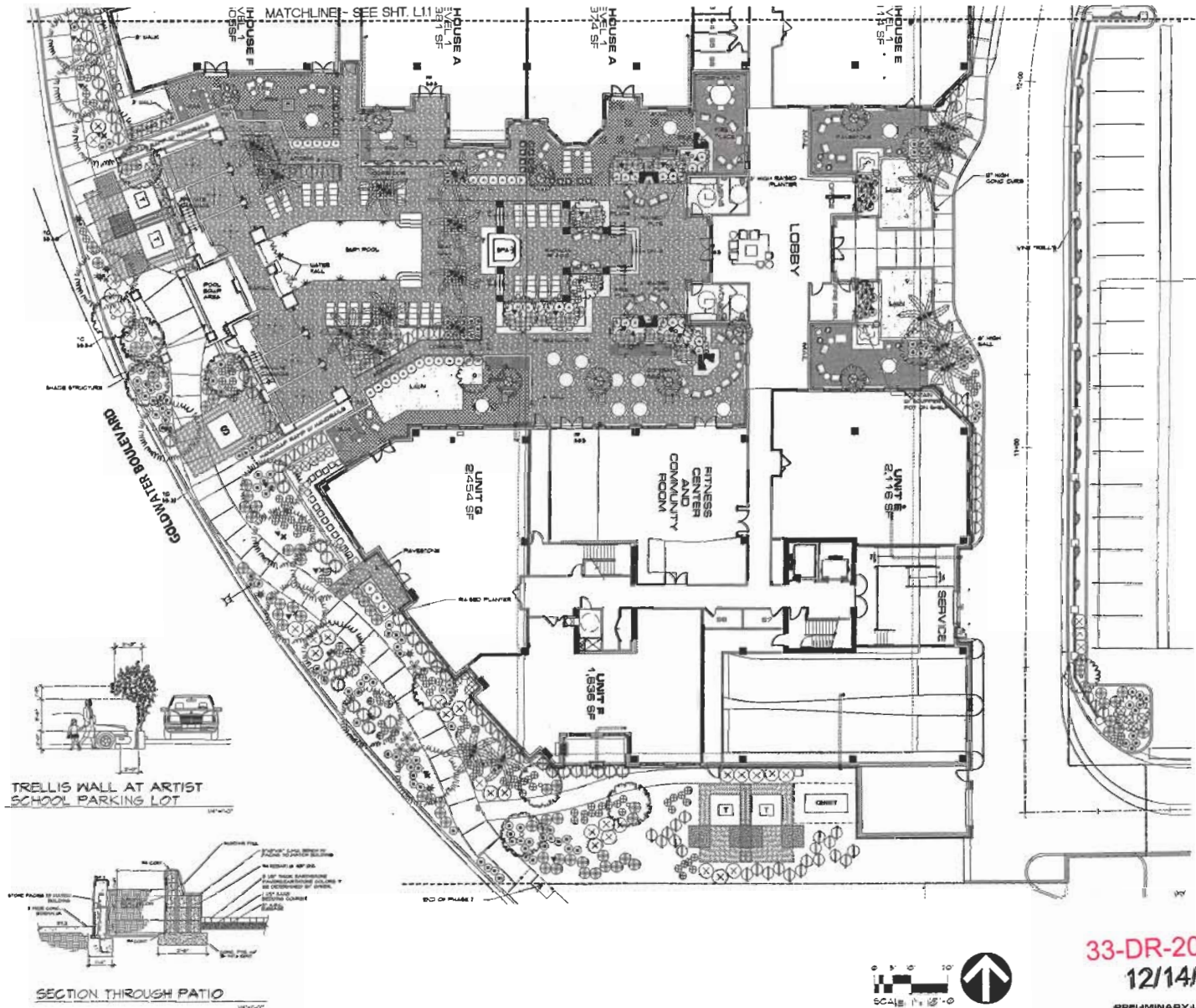


ANTENNA INC.
LANDSCAPE ARCHITECTURE
10000 N. CENTRAL EXPRESSWAY
SUITE 100
SCOTTSDALE, AZ 85258
TEL: 480.344.1111
WWW.ANTENNA-INC.COM

COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
PRELIMINARY - NOT FOR CONSTRUCTION

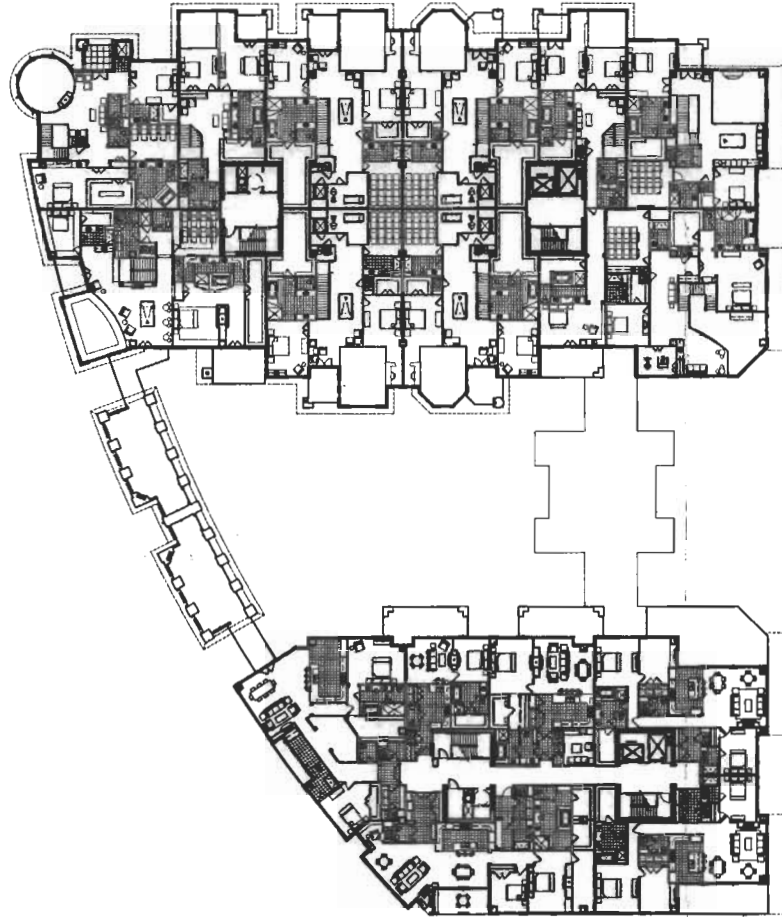
Main St Plaza
SCOTTSDALE
PRELIMINARY - NOT FOR CONSTRUCTION





COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261

DATE	12/14/05
PROJECT NO.	33-DR-2003#2
DESIGNER	SCOTTSDALE
CLIENT	SCOTTSDALE
SCALE	1" = 10'
DATE	12/14/05
PROJECT NO.	33-DR-2003#2
DESIGNER	SCOTTSDALE
CLIENT	SCOTTSDALE
SCALE	1" = 10'
DATE	12/14/05



SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



33-DR-2003#2
12/14/05

SECOND FLOOR
DRAWING D/O C-B
ZONING CLASS: E-2A-CO
PRE-APP: 384-PA-8008
2nd SUBMITTAL



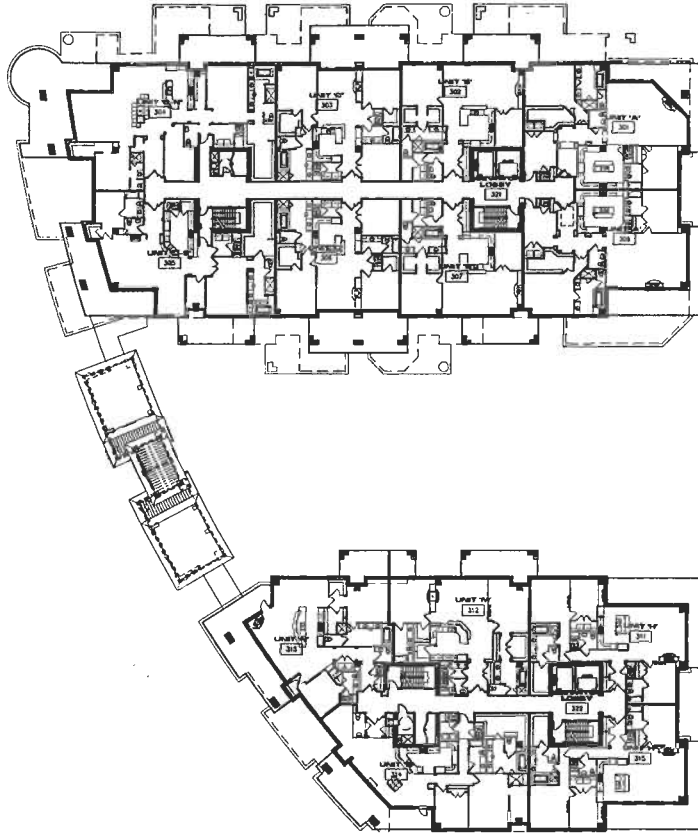
33-DR-2003#2
REV: 08/08/05
DRAWN BY: JPM / JPM
PROJECT MANAGER: JPM
REVIEWED BY: JPM
PROJECT NO.: 04188.01
DATE: 07/14/05

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COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261

Main St. Plaza
SCOTTSDALE

THIS DRAWING IS NOT
FOR CONSTRUCTION
OR RECORDING



THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"



THIRD FLOOR PLAN
ZONING: D/G C-2
ZONING CASE#: S-ZN-00
PRE-APP# 354-PA-0008
2nd SUBMITTAL

33-DR-2003#2
12/14/05

PROJECT: 33-DR-2003#2
12/14/05
DESIGNED BY: [illegible]
CHECKED BY: [illegible]
DATE: 01/14/06

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COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
7007 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251

PRELIMINARY - NOT
FOR CONSTRUCTION

Wainwright
ARCHITECTS



A
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7272 a bridge - *most of the 20*
 surrounding - *the 1980s*
 (attracted) *the 1980s*
 (attracted) *the 1980s*

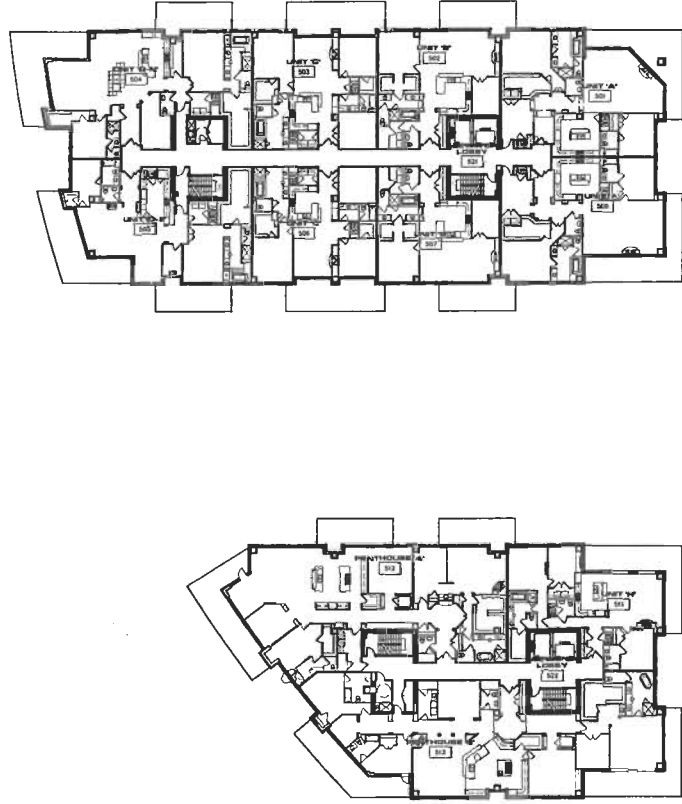
#Power Top *open / solid*
 #Power windows *both*
 #Power seat type *both*
 #Power seat *both*
 #Power *both*

 COURTYARD AT MAIN ST. PLAZA SCOTSDALE
7007 EAST 2ND STREET
SCOTSDALE, ARIZONA 85261

Master & Play
NATIONALLY

DECEMBER 1987
RECEIVED INSTRUCTION
OFFICE OF THE ATTORNEY GENERAL

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FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIFTH FLOOR PLAN
ZONING: D/C-C-E
ZONING CODE: B-2N-CO
PRE-APP# 33-DR-2003-02
SHE SUBMITTAL

33-DR-2003#2
12/14/05

ARCHITECTS	
NAME	Michael St. Peter Architects, P.C.
ADDRESS	1000 East 2nd Street, Suite 200, Scottsdale, AZ 85261
PHONE	(480) 941-1000
FAX	(480) 941-1001
EMAIL	info@msparch.com
WEBSITE	www.msparch.com
PROJECT NO.	0418801
DATE	01 July 2005

A
2.50



COURTYARD AT MAIN ST. PLAZA SCOTTSDALE
1000 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85261

Michael St. Peter
ARCHITECT
REGISTERED
PROFESSIONAL ARCHITECT
FOR SCOTTSDALE, ARIZONA
0018801000

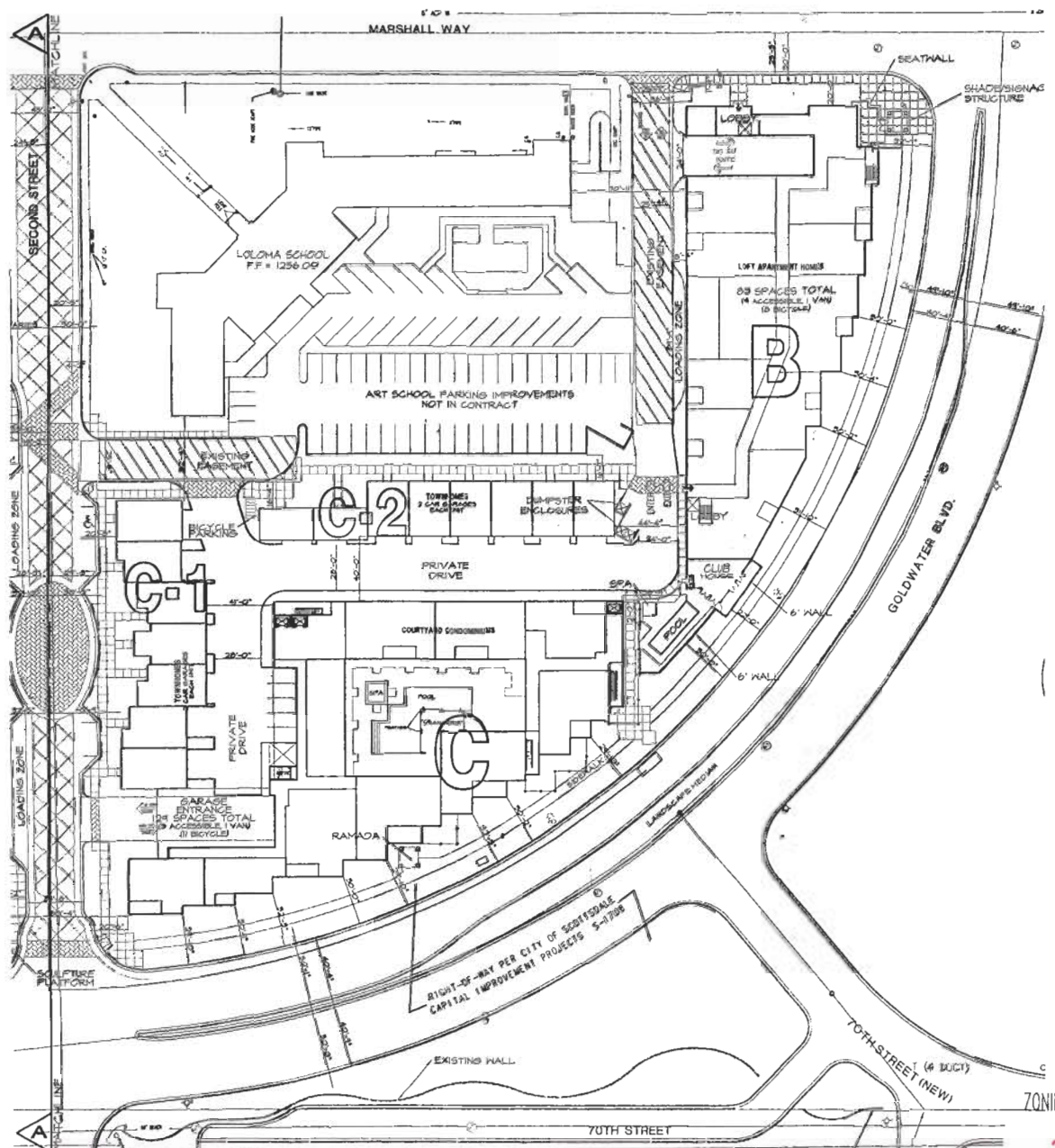


DEVELOPMENT SUMMARY

Drainage Creek Number: **100-05-99**
Estimated Building Square Feet:
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 100-05-99-04 100-05-99-05 100-05-99-06
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SITE PLAN - SOUTHERN PORTION

SCOTTSDALE ARTS DISTRICT
MAIN & GOLDWATER

SCOTTSDALE, ARIZONA

ARTERRA INC.
LANDSCAPE ARCHITECTURE

DATE-TIME (month) DAY
 HOUR-MIN (year) TEL
 ADDRESS (country) "number"
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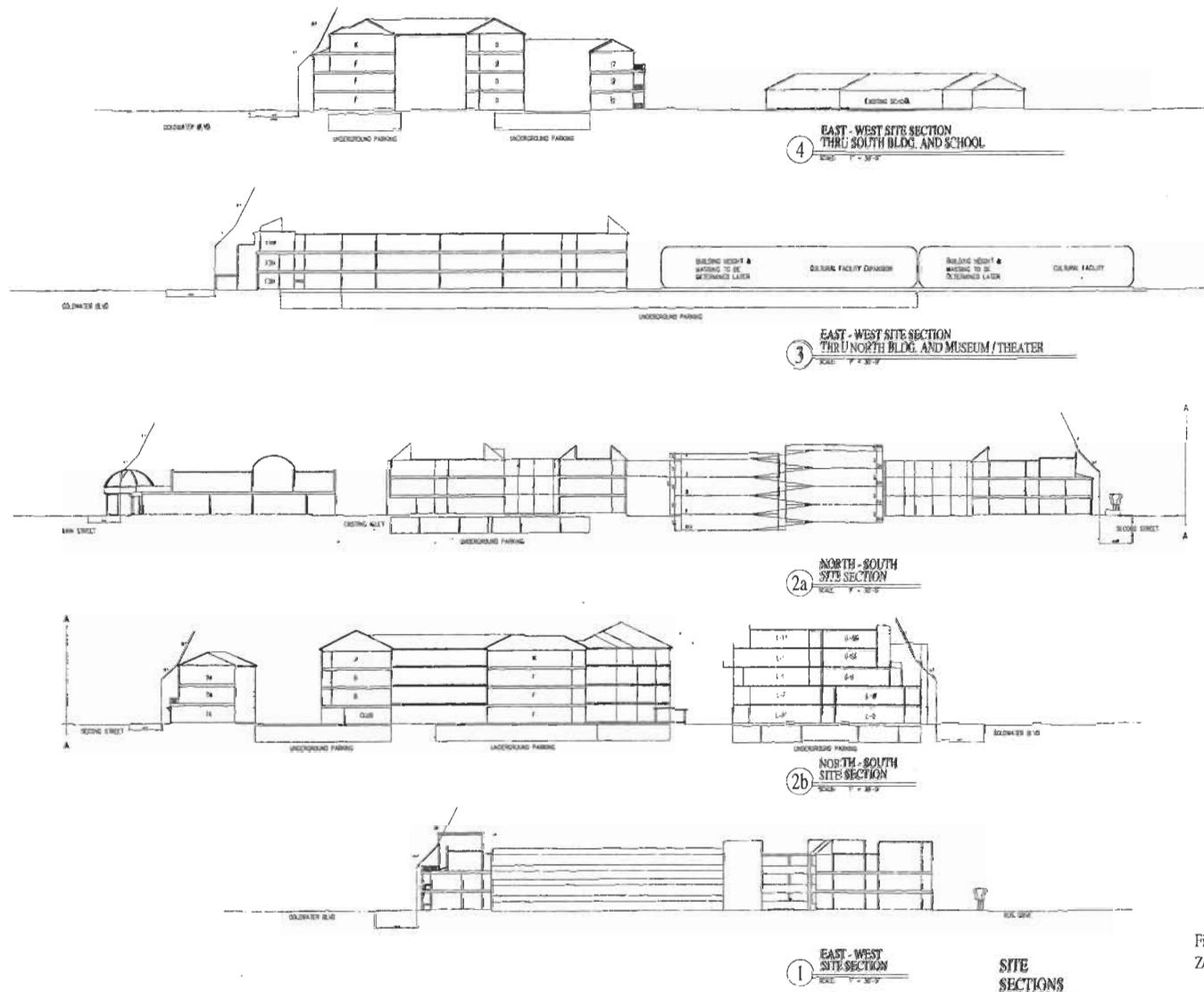


2000-2001
2/1/2002
San Juan Southern Forest

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33-DR-2003#2
12/14/05

ATTACHMENT #17



SITE
SECTIONS

File # 168-PA-9
Zoning Case #

The Stenberg Collaborative, AIA, LLP
Architects and Planners
11172 Kellenburg,
Suite 200,
Scottsdale, Arizona 85258
Phone 724.552-7774
Fax 724.552-7744
Email: info@stenberg.com

Scottsdale RFP Project
Scottsdale, Arizona

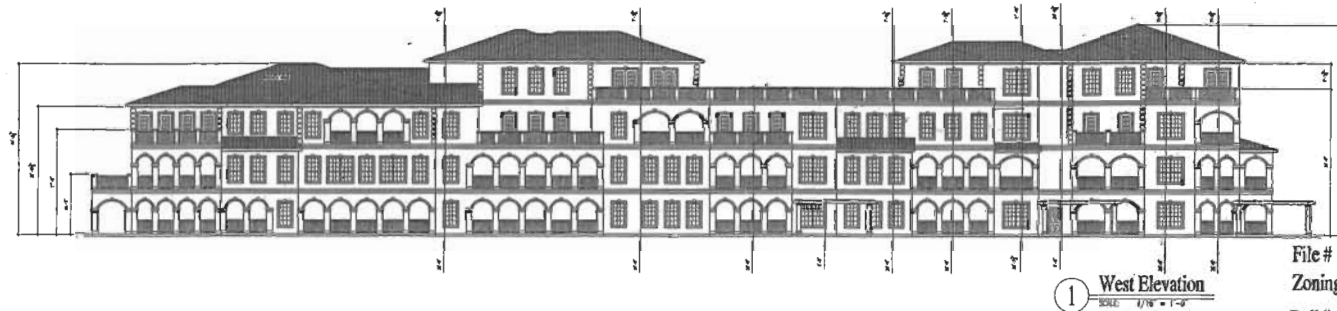
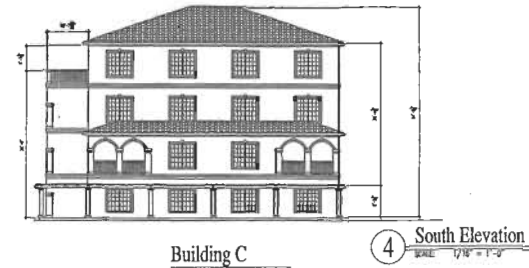
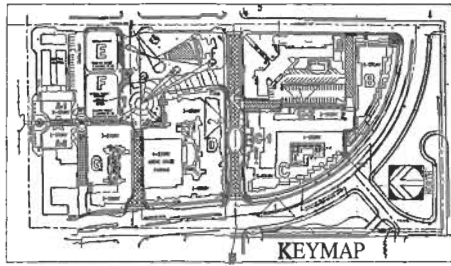
DATE: 07/24/03
SETUP DATE: 8-13-2003
PLOT DATE: 8-13-2003

PROJECT 1 DATE:
PROJECT 2 DATE:
PROJECT 3 DATE:
CONSTRUCTION
DATE:
REVISION:
DATE:
DATE:

2-26-2003-UP-2003
8/11/2003
Site Sectional

SHEET #
A5.1a

33-DR-2003#2
12/14/05



File # 168-PA-99
Zoning Case #
Building C

APPROVED ELEVATIONS

33-DR-2003#2
12/14/05

JOB NO.	97-024
ISSUE DATE	01-31-2003
PROJECT	
ISSUE DATE	
CONSTRUCTION	
REVISIONS	
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AZ

Scottsdale RFP Project

Scottsdale

1000 North Scottsdale Road, Suite 100, Scottsdale, AZ 85257
Phone: 480.344.1111
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Architects and Planners

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2-2N-2003-02-UP-009
3/11/2003
Elevations for Building C

SHEET NO.
A2.3f

**Main Street Phase II
Courtyard @ MainStreet Plaza
7007 E. 2nd Street
Scottsdale, Arizona**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS Shown</u>

_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. - Fire Fighter emergency service elevator of 42 sq. ft. (6X7) interior car dimensions, shall be accessible from each level with recall. one per building

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Courtyard at Main Street Plaza Case 33-DR-2003#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DPA Architects with a date provided on the plan by City Staff of 12/14/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DPA Architects with a date provided on the plan by City Staff of 12/14/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Arterra Inc. with a date provided on the plan by City Staff of 12/14/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. *All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building except the electrical transformers and switching cabinets shown of the site plan adjacent to Goldwater Boulevard. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit, including the transformer(s) and generator between to the south elevation of the building and south property line.*
4. *The electrical transformers and switching cabinet equipment shown of the site plan adjacent to Goldwater Boulevard shall be screened to the satisfaction of the Deputy City Manager or designee.*
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s)

ATTACHMENT B

11. The walkway along the front of the townhouse units along 2nd Street shall be a minimum of 7 feet in width.
12. Patio and screen walls along the front of the townhouse units along 2nd Street shall be a maximum of 3 feet in height from the sidewalk level. Any additional height for patio or screen walls in this location must be approved by the Zoning Administrator.
13. Screening of the east side of this property (adjacent to the Artist's School) shall be approved by the Zoning Administer.

SITE DESIGN:**Ordinance**

- A. *The Applicant shall receive approval from the City of Scottsdale's City Council to amend the Development Agreement to accommodate the proposed parcel configuration prior to Final Construction Plans submittal, and prior to a demolition permit.*
- B. *The application shall receive final Plat approval to adjust the proposed parcel boundaries in accordance with the City of Scottsdale's City Council determination prior to issuance of any encroachment, and/or building permit.*
- C. *If the City of Scottsdale's City Council does not approve the proposed parcel boundaries and/or the amendment to the development agreement. The Application shall return to the Development Review Board for a revised approval prior to submitting final plans approval.*

LANDSCAPE DESIGN:**Ordinance**

- D. *The total provided water intensive plant material shall not exceed the allowable square footage area indicate City of Scottsdale's Revised Code 49-241 – 49-252.*
- E. *Fifty percent of trees shall be mature, 6-inch single trunk and / or 3-inch multi trunk, as defined by Zoning Ordinance.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. *All exterior luminaires shall meet all IESNA requirements for full cutoff and shall be aimed downward and away from property line, except sign, parking lot canopy, balcony fixtures, and landscape lighting except the.*
15. *The balcony fixtures shall match the balcony fixture utilized on Phase I of the development.*
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 7-UP-2000, 2-ZN-2000

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 24. Drainage Master Plan Update for Main Street Plaza and Conceptual Drainage Report for Main Street Plaza Phases II & III prepared by Gannett Fleming Inc. dated 9-19-05.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

- 25. Developer must apply for and receive release of easement including but not limited to that portion of the Public Utility Easement required for the garage exhaust vent prior to final plan approval.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
24. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Plan Review and Permit Services the developer shall submit a Final Drainage Report. This report will:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - c. Include calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - d. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - e. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site.
 - f. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - g. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain.
 - h. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
25. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan bound with the NOI, 404 certification, and approved storm water waiver.
26. Demonstrate consistency with the approved Drainage Master Plan Update for Main Street Plaza and Conceptual Drainage Report for Main Street Plaza Phases II & III prepared by Gannett Fleming Inc. dated 9-19-05
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
27. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
28. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- G. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- H. On 7/20/2005, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- (1) Predevelopment conditions to be maintained where possible.
- I. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- J. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
2 nd Street	N/A	Per agreement	Per agreement	Vertical	6'

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
2 nd Street	N/A	Per agreement	Per agreement	Vertical	6'
Goldwater Blvd	Major Arterial	Per agreement	Per agreement	Match existing Vertical	8'

DRB Stipulations

29. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
30. Additional Stipulations as project demands.

Ordinance

- K. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**DRB Stipulations**

31. The City of Scottsdale shall design and construct the traffic signal at 2nd Street and Goldwater Boulevard per the approved development agreement. The developer shall dedicate any necessary easements or right-of-way required to accommodate the traffic signal equipment.

Ordinance

- L. Adequate sight distance shall be maintained for the intersection of Goldwater and 2nd Street. The developer shall be responsible for providing any necessary traffic control, as determined by city staff, for any construction activity blocks the required sight distance prior to the traffic signal installation.
- M. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

Pedestrian circulation and connections will be in general conformance with the circulation master plan.

DRB Stipulations

32. The developer shall provide a minimum parking-aisle width of 24 feet.
33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- N. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Per Agreement	2002-024 COS

DRB Stipulations

34. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
35. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Goldwater Blvd. and Second Street except at the approved driveway location.
36. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**O. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

P. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

Q. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail
38. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
39. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

R. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

S. Underground vault-type containers are not allowed.

T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 40. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 41. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

42. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- V. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

43. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
44. On-site sanitary sewer shall be privately owned and maintained.
45. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- W. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- X. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- Y. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

46. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Z. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

47. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit: Final Drainage Report will be approved including the 404 certification and NOI.